PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: January 14, 2026

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-28-21-2 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **February 18, 2026**.

2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.

3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **January 21, 2026.**

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 2 - Christine Pedersen (council.district.2@phoenix.gov)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Adrian Zambrano, North Gateway Village)
Village Planning Committee Chair (Mr. Scott McGill, North Gateway Village)

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: PHO-1-25--Z-28-21-2
Council District: 2

Request For: Stipulation Modification
Reason for Request: Modification of Stipulation 5 regarding maximum height.

HEARING INFORMATION

Hearing Type	*Hearing Date*	*Hearing Time*	*Hearing Location*
Planning Hearing Officer	02-18-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Terrance Plas, Sonoran Desert Retail LLC	Owner	7777 North Central Avenue Phoenix AZ 85020	701-330-3639		terrance@plasmainvestments.com
Preston Johnson, Stewart + Reindersma Architecture, PLLC	Applicant	8145 E Indian Bend Road Scottsdale Arizona 85250	(480) 515-5123		preston@sra360.com
Terrance Plas, Sonoran Desert Retail LLC	Representative	7777 North Central Avenue Phoenix AZ 85020	701-330-3639		terrance@plasmainvestments.com

Property Location: Northeast corner of Sonoran Desert Drive and 29th Avenue
Acreage: 2.76

Geographic Information

Zoning Map	APN	Quarter Section
Q7	204-11-012	Q55-22
Village: North Gateway		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
$1,080.00	$0.00	01/05/26	PHO (1-2 stipulations)

December 15, 2025

City of Phoenix Planning & Development Department
Zoning Section
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

WRITTEN REQUEST FOR PHO MODIFICATION / DELETION OF ZONING STIPULATION
Proposed Hyatt Studios Hotel Development
Parcel #204-11-012 / 16B
Northeast Corner of Sonoran Desert Drive and 29th Avenue
Zoning Case No. Z-28-21

To: City of Phoenix Planning & Development Department – Zoning Section
From: Stewart + Reindersma Architecture, PLLC
Date: December 15, 2025

PROJECT BACKGROUND AND DETAILED DESCRIPTION OF PROPOSAL:

The subject property is a vacant approximately 2.28-acre parcel zoned C-2 (Intermediate Commercial District) located at the northeast corner of Sonoran Desert Drive and 29th Avenue (Parcel #204-11-012 / 16B). The site is situated within an established commercial corridor characterized by commercial services, including lodging, fuel stations, retail, multi-family and single-family uses.

The proposed development is a Hyatt Studios Hotel, consisting of a 4-story building with 114 guest rooms. The hotel will be constructed of wood framing over concrete foundations and will have an overall building height of approximately 48 feet to the top of roof. Site improvements include surface parking, internal circulation, fire access, landscaping, and utilities.

The subject site is currently undeveloped, with existing curb and sidewalk R.O.W. improvements along the southern boundary. A QuickTrip Fuel Station and Convenience Store will be constructed on the western portion of the main parent parcel, further reinforcing the commercial character of the corridor.

Within the C-2 zoning district, the maximum permitted building height is 56 feet. The proposed hotel height of approximately 48 feet is fully compliant with and well below this maximum height allowance and is consistent with the development intensity anticipated for C-2 zoned properties.

However, the property is subject to a zoning stipulation established under Zoning Case No. Z-28-21, which limits development on the site to a maximum building height of 25 feet and one (1) story, significantly restricting development potential.

COMPLETE TEXT OF STIPULATION INCLUDED IN THIS REQUEST:

The applicant respectfully requests removal of the following zoning stipulation imposed through Zoning Case No. Z-28-21, Section 3, Stipulation 5:

5. **THE C-2 NBCOD ZONED PORTION OF THE SITE SHALL BE LIMITED TO A MAXIMUM HEIGHT OF ONE STORY AND 25 FEET.**

PROPOSED MODIFICATION / DELETION:
(Legislative Edit Format)

Zoning Case No. Z-28-21, Section 3, Stipulation 5:

5. **THE C-2 NBCOD ZONED PORTION OF THE SITE SHALL BE LIMITED TO A MAXIMUM HEIGHT OF ~~ONE STORY AND 25 FEET.~~**

DETAILED RATIONALE FOR THE REQUEST:

The existing height limitation of 25 feet and one story is inconsistent with the development standards and intent of the C-2 Intermediate Commercial District, which permits building heights of up to 56 feet. Hotels are an expressly allowed use within the C-2 zoning district and are customarily developed at multiple stories to function efficiently and meet brand and operational requirements.

The proposed Hyatt Studios Hotel, at approximately 48 feet in height, falls well within the maximum height allowance of the C-2 zoning district and is consistent with both the zoning code and the established commercial character of Sonoran Desert Drive. Retaining the current height stipulation would effectively prevent development of a viable hotel use, despite such use being allowed by right under the C-2 zoning.

Removal of the height restriction will allow the property to be developed in a manner that:

- Aligns with the 56-foot maximum height standard of the C-2 zoning district
- Supports efficient land use within a commercial corridor
- Accommodates contemporary hotel design and operational needs
- Allows for room density consistent with the market conditions and commercial intent of the zoning district.
- Reflects development patterns anticipated by the zoning ordinance

The requested action does not seek an increase beyond what is allowed by the zoning code, nor does it introduce an intensity greater than what is contemplated for C-2 properties. Instead, it removes a site-specific stipulation that is more restrictive than the base C-2 zoning standards and no longer aligns with the proposed permitted use.

For the reasons stated above, we respectfully request approval of the removal of the zoning stipulation limiting building height to 25 feet and one story, as established under Zoning Case No. Z-28-21. Approval of this request will allow development of a permitted commercial use that complies with the 56-foot maximum height standard of the C-2 zoning district and is consistent with surrounding commercial development.

We look forward to continued coordination with City of Phoenix Planning & Development and Zoning staff throughout the review process.

Sincerely,

Preston Johnson
Assoc. AIA / Sr. Project Manager
Stewart + Reindersma Architecture, PLLC

Official Records of Maricopa County Recorder
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ELECTRONIC RECORDING
6925G-11-1-1--

ORDINANCE G-6925

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-28-21-2) FROM PCD NBCOD, APPROVED C-2 OR CP M-R PCD NBCOD (PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT, APPROVED INTERMEDIATE COMMERCIAL OR COMMERCE PARK DISTRICT, MID-RISE, PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT) TO R-3 NBCOD (MULTIFAMILY RESIDENTIAL DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT), R-4 NBCOD (MULTIFAMILY RESIDENTIAL DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT), AND C-2 NBCOD (INTERMEDIATE COMMERCIAL DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 40.04 acre site located at the northeast corner of the 29th Avenue alignment and Sonoran Desert Drive in a portion of Section 14, Township 5 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "PCD NBCOD (Approved C-2 of CP M-R PCD NBCOD" (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial or Commerce Park District, Mid-Rise, Planned Community District, North Black Canyon Overlay District) to 17.84 acres of "R-3 NBCOD" (Multifamily Residential District, North Black Canyon Overlay District), 16.21 acres of "R-4 NBCOD" (Multifamily

Residential District, North Black Canyon Overlay District), and 5.99 acres of "C-2 NBCOD" (Intermediate Commercial District, North Black Canyon Overlay District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. A minimum of 7 percent of the gross site area of the R-3 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

2. A minimum of 20 percent of the gross site area of the R-4 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

3. The R-3 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 36 feet.

4. The R-4 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 40 feet.

Mod 5. The C-2 NBCOD zoned portion of the site shall be limited to a maximum height of one story and 25 feet.

6. All building façades shall contain architectural embellishments and detailing such as, but not limited to, textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and canopies, as approved by the Planning and Development Department.

7. All building and wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

8. Parking areas in the C-2 zoned portion of the site shall be at least 30 feet from property lines adjacent to Sonoran Desert Drive and 29th Avenue or behind a commercial building, as approved by the Planning and Development Department.

9. If drive-through restaurants are developed, pick-up windows shall be architecturally integrated in proportion, color, material, and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

10. All service areas in the C-2 zoned portion shall be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers, and other mechanical and or electrical equipment from eye level adjacent to public streets and private drives, as approved by the Planning and Development Department.

11. Pedestrian connectivity shall be provided between multifamily and commercial developments, as approved by the Planning and Development Department.

12. Secured bicycle parking shall be provided for multifamily development per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 18 bicycle parking spaces for the R-4 NBCOD zoned portion of the site and a minimum of 13 bicycle parking spaces for the R-3 NBCOD zoned portion of the site shall be provided for guests located near the offices or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

13. A minimum of six bicycle parking spaces for the C-2 NBCOD zoned portion of the site shall be provided near entrances of buildings or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

14. A minimum 10-foot-wide public multi-use trail (MUT) shall be constructed within the existing multi-use recreational trail easement (MURTE) along the north side of Sonoran Desert Drive in accordance with Section 429 of the City of Phoenix MAG Supplemental detail, as approved by the Planning and Development Department.

15. All sidewalks along public streets shall be detached with a minimum 10-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

16. A minimum of 75% of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping, or a combination of the two, as approved by the Planning and Development Department.

17. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.

18. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.

19. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.

20. The developer shall dedicate and construct the east half of 29th Avenue, as required by the Traffic Impact Study and as approved by the Street Transportation Department.

21. The developer shall dedicate a minimum 80 feet of right-of-way and construct a City classified "E" section roadway for North Foothills Drive connecting to 29th Avenue, or as otherwise determined through the approved Traffic Impact Study. If constructed, a Shared-Use Path shall be provided along North Foothills Drive in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.

22. The developer shall provide a minimum of two shaded pedestrian connections from the development site to the wash and any designated trails, as approved by the Planning and Development Department.

23. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

24. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

25. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

27. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims form. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 1st day of December, 2021.

MAYOR

ATTEST:

Denise Archibald, City Clerk
12.09.2021

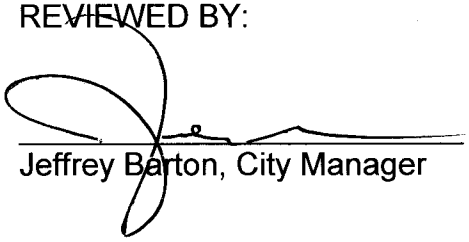
APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

Acting Chief Counsel

PML

REVIEWED BY:



Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (4 Pages)
B – Ordinance Location Map (1 Page)

PL:tml:LF21-2880:12-1-2021:2290546v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-28-21-2:

29TH AVE & SONORAN DESERT DRIVE
PARCEL 16A
LEGAL DESCRIPTION

A portion of land being situated within the Southeast quarter of Section 14, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap, stamped T5N, R2E, 1/4 S14, 1/4 S13, RLS 29891, dated 2001 accepted as the East quarter corner of said Section 14, from which a found 1/2 inch rebar with cap, RLS 21081 accepted as the Center of said Section bears South 89°32'56" West, 2639.42 feet;

Thence South 00°22'13" East, 1324.91 feet along the east line of said Southeast quarter to a found 1/2 inch rebar with cap, RLS 27239 accepted as the 1/16th corner (Northeast corner of the Southeast quarter of the Southeast quarter of said Section 14), being the **POINT OF BEGINNING**;

Thence continuing along said east line, South 00°22'13" East, 1324.91 feet to the Southeast corner of said Section 14;

Thence South 89°38'30" West, 659.90 feet along the south line of said Southeast quarter to the southwest corner of the East half of the Southeast quarter of said Southeast quarter;

Thence North 00°22'10" West, 70.00 feet along the west line of said East half to the intersection of said west line and the north line of the south 70.00 feet of said Southeast quarter;

Thence leaving said west line, North 00°07'02" West, 325.13 feet;

Thence North 60°01'38" East, 283.65 feet;

Thence North 33°37'52" West, 242.86 feet;

Thence North 15°19'46" West, 200.69 feet;

Thence North 06°58'06" West, 394.79 feet to the north line of the Southeast quarter of the Southeast quarter of said Section 14;

Thence along said north line, North 89°35'43" East, 642.20 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 786,484 sq. ft. (18.0552 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

29TH AVE AND SONORAN DESERT DRIVE
PARCEL 16B
LEGAL DESCRIPTION

A portion of land being situated within the Southeast quarter of Section 14, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap, stamped T5N, R2E, 1/4 S14, 1/4 S13, RLS 29891, dated 2001 accepted as the East quarter corner of said Section 14, from which a found 1/2 inch rebar with cap, RLS 21081 accepted as the Center of said Section bears South 89°32'56" West, 2639.42 feet;

Thence South 00°22'13" East, 2649.82 feet along the east line of said Southeast quarter to the Southeast corner of said Section 14;

Thence South 89°38'30" West, 659.90 feet along the south line of said Southeast quarter to the southeast corner of the West half of the Southeast quarter of said Southeast quarter, being the **POINT OF BEGINNING**;

Thence continuing along said south line, South 89°38'30" West, 659.90 feet to the southwest corner of the West half of the Southeast quarter of said Southeast quarter;

Thence along said west line, North 00°22'06" West, 394.42 feet;

Thence leaving said west line, North 89°34'48" East, 661.33 feet;

Thence South 00°07'02" East, 325.13 feet to the intersection of the north line of the south 70.00 feet of said Southeast quarter and the east line of the West half of the Southeast quarter of said Southeast quarter;

Thence along said east line, South 00°22'10" East, 70.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 260,744 sq. ft. (5.9859 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

29TH AVE AND SONORAN DESERT DRIVE
PARCEL 16C
LEGAL DESCRIPTION

A portion of land being situated within the Southeast quarter of Section 14, Township 5 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3" Maricopa County brass cap, stamped T5N, R2E, 1/4 S14, 1/4 S13, RLS 29891, dated 2001 accepted as the East quarter corner of said Section 14, from which a found 1/2 inch rebar with cap, RLS 21081 accepted as the Center of said Section bears South 89°32'56" West, 2639.42 feet;

Thence South 00°22'13" East, 1324.91 feet along the east line of the Southeast quarter of said Section to a found 1/2 inch rebar with cap, RLS 27239 accepted as the 1/16th corner (Northeast corner of the Southeast quarter of the Southeast quarter) of said Section;

Thence South 89°35'43" West, 642.20 feet along the north line of the Southeast quarter of the Southeast quarter of said Section to the **POINT OF BEGINNING**;

Thence leaving said north line, South 06°58'06" East, 394.79 feet;

Thence South 15°19'46" East, 200.69 feet;

Thence South 33°37'52" East, 242.86 feet;

Thence South 60°01'38" West, 283.65 feet;

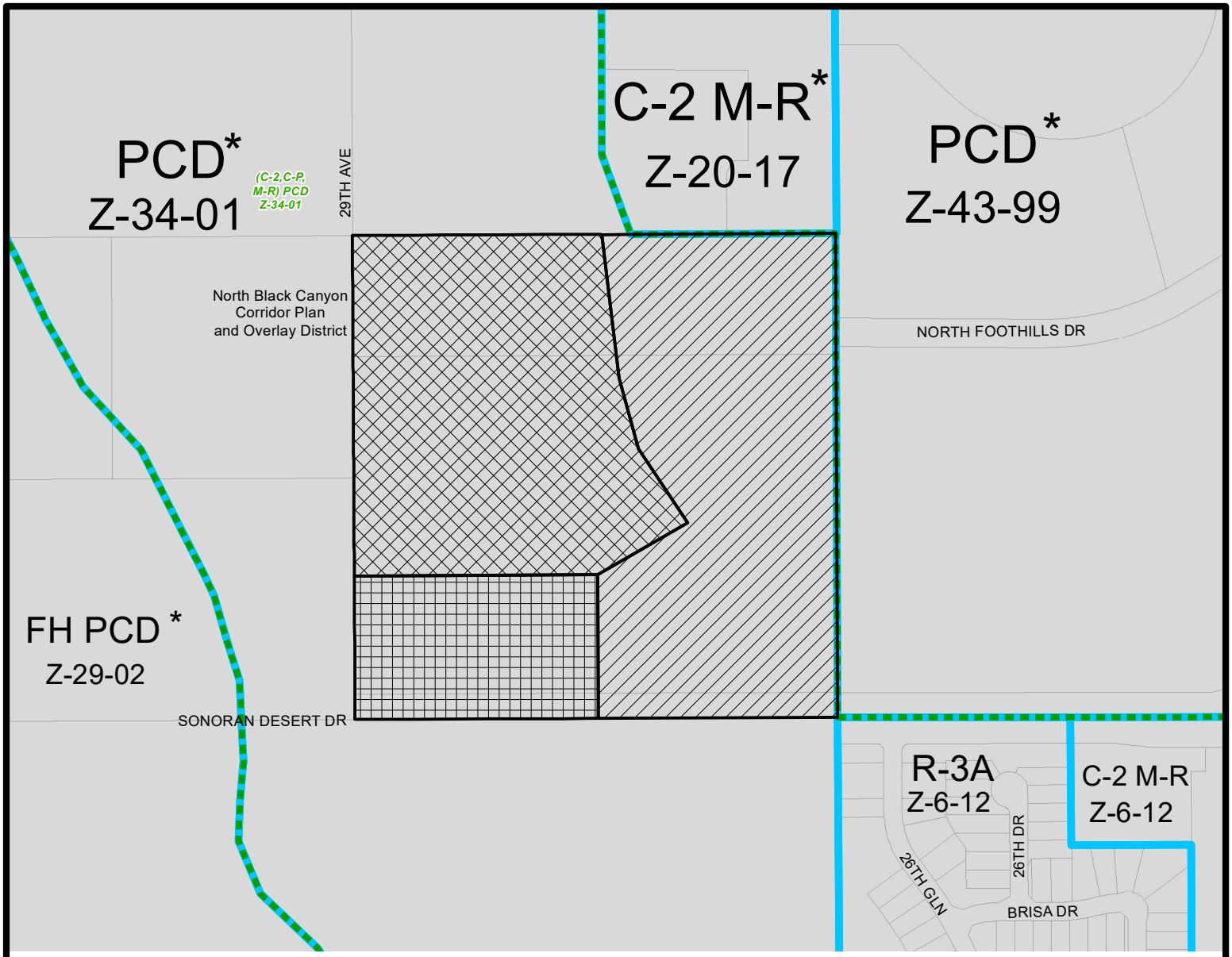
Thence South 89°34'48" West, 661.33 feet to the west line of the Southeast quarter of the Southeast quarter of said Section;

Thence North 00°22'06" West, 929.42 feet along said west line to a found 1/2 inch rebar with cap, RLS 21081 accepted as the 1/16th corner (Northwest corner of the Southeast quarter of the Southeast quarter) of said Section;

Thence North 89°35'43" East, 677.56 feet along said north line of the Southeast quarter of the Southeast quarter to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 700,655 sq. ft. (16.0848 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.



Miles

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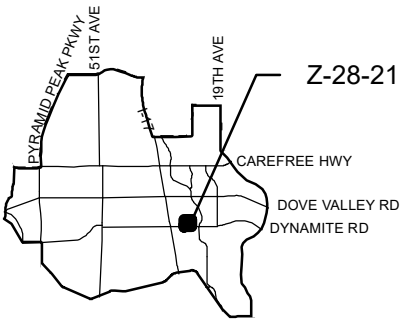
NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Alan Beaudoin, Norris Design

APPLICATION NO. Z-28-21

DATE: 8/31/2021
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

40.04 Acres

AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 55-22	Q-7

REQUESTED CHANGE:

FROM: PCD NBCOD
(Approved C-2 / C-P M-R PCD NBCOD) (40.04 a.c.)

TO:
R-4 NBCOD (16.21 a.c.)
C-2 NBCOD (5.99 a.c.)
R-3 NBCOD (17.84 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
PCD NBCOD (Approved C-2 / C-P M-R PCD NBCOD)	N/A (580 / N/A)	N/A (696 / N/A)
R-4 NBCOD, C-2 NBCOD, R-3 NBCOD	470, 87, 258	564, 104, 310

* **Maximum Units Allowed with P.R.D. Bonus**

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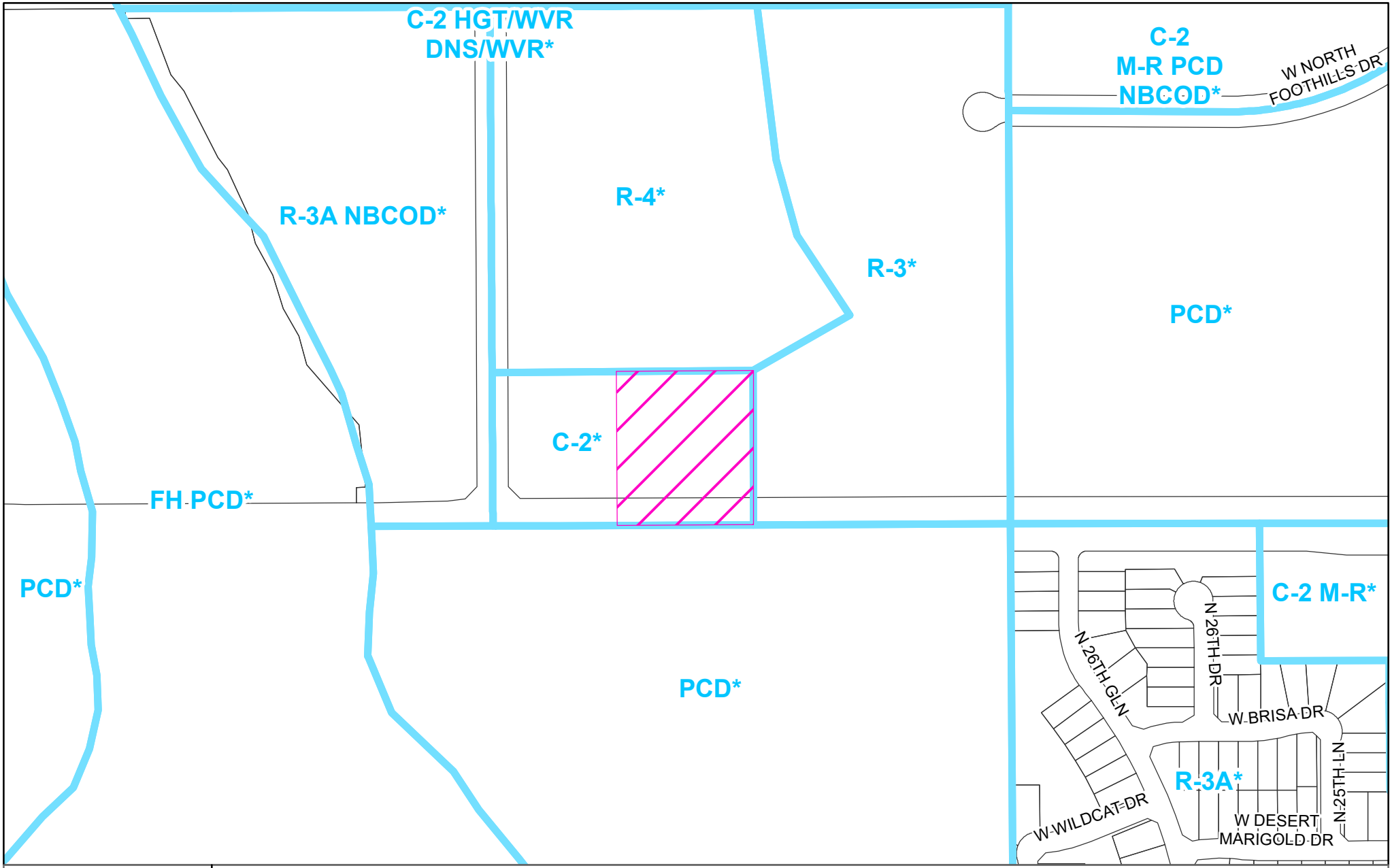


PHO-1-25--Z-28-21-2	**Property Location:Approximately 325 feet east of the northeast corner of 29th Avenue and Sonoran Desert Drive**

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 160 320 640 Feet

N

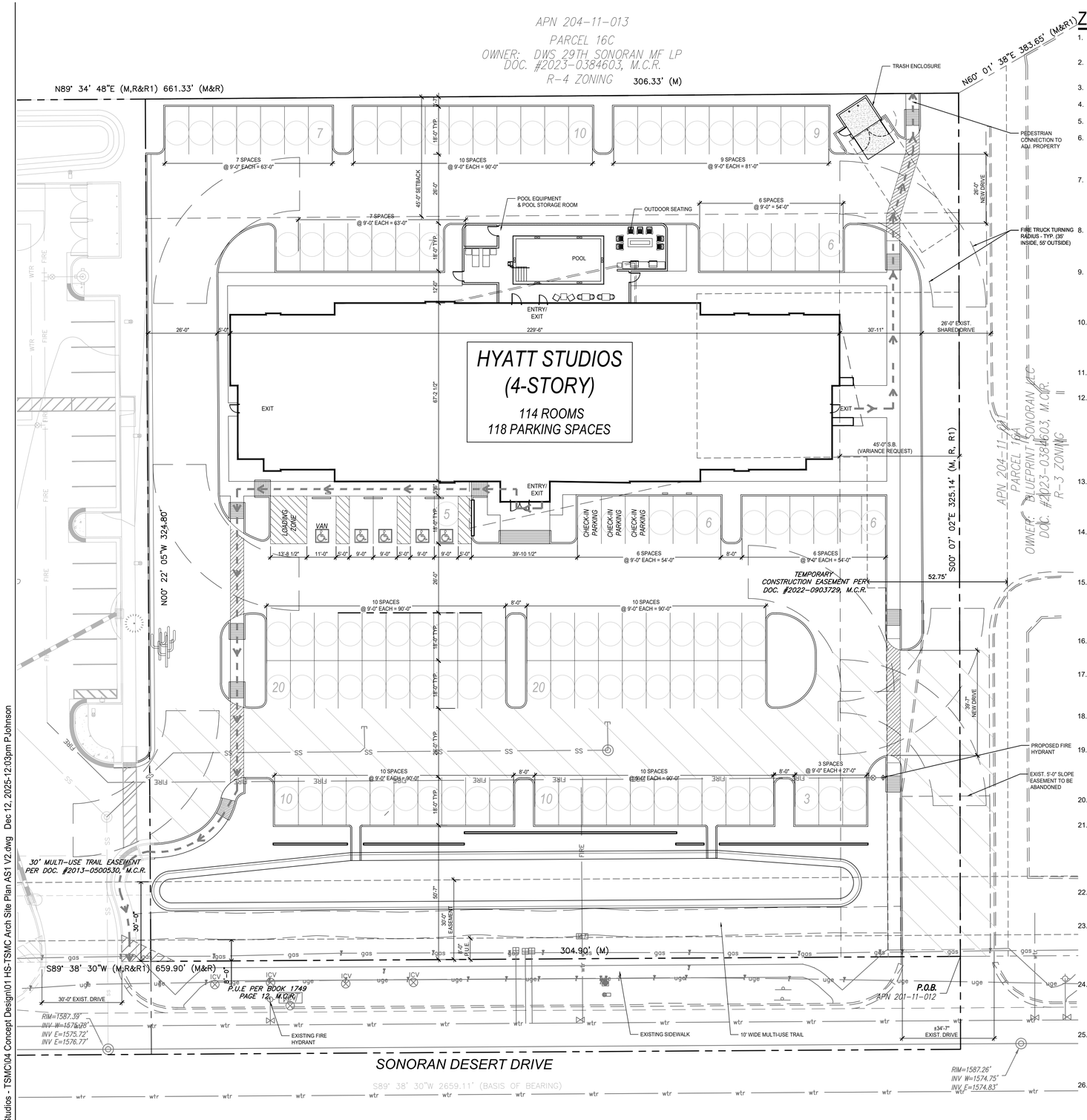
PHO-1-25--Z-28-21-2	**Property Location:Approximately 325 feet east of the northeast corner of 29th Avenue and Sonoran Desert Drive**

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 160 320 640 Feet

N



1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

0' 20' 40' 60'

SCALE: 1" = 20'-0"

NORTH

ZONING STIPULATIONS (ZA-28-21)

1. A MINIMUM OF 7 PERCENT OF THE GROSS SITE AREA OF THE R-3 NBCOD ZONED PORTION SHALL BE RETAINED AS OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. A MINIMUM OF 20 PERCENT OF THE GROSS SITE AREA OF THE R-4 NBCOD ZONED PORTION SHALL BE RETAINED AS OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. THE R-3 NBCOD ZONED PORTION OF THE SITE SHALL BE LIMITED TO A MAXIMUM HEIGHT OF THREE STORIES AND 36 FEET.
4. THE R-4 NBCOD ZONED PORTION OF THE SITE SHALL BE LIMITED TO A MAXIMUM HEIGHT OF THREE STORIES AND 40 FEET.
5. THE C-2 NBCOD ZONED PORTION OF THE SITE SHALL BE LIMITED TO A MAXIMUM HEIGHT OF ONE STORY AND 25 FEET.
6. ALL BUILDING FACADES SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS, BUT NOT LIMITED TO, TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOWBOXES, AND CANOPIES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. ALL BUILDING AND WALL COLORS AND MATERIALS SHALL BE IN COMPLIANCE WITH THE BLACK CANYON OVERLAY DISTRICT WITH SPECIFIC REGARD TO COLORS BEING MUTED AND BLENDING WITH, RATHER THAN CONTRASTING STRONGLY, WITH THE SURROUNDING DESERT ENVIRONMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. PARKING AREAS IN THE C-2 ZONED PORTION OF THE SITE SHALL BE AT LEAST 30 FEET FROM PROPERTY LINES ADJACENT TO SONORAN DESERT DRIVE AND 29TH AVENUE OR BEHIND A COMMERCIAL BUILDING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
9. IF DRIVE-THROUGH RESTAURANTS ARE DEVELOPED, PICK-UP WINDOWS SHALL BE ARCHITECTURALLY INTEGRATED IN PROPORTION, COLOR, MATERIAL, AND TEXTURE TO THE BUILDING IT SERVES BY PROVIDING AWNINGS OR ARCHITECTURALLY INTEGRATED STRUCTURES FOR WEATHER PROTECTION, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. ALL SERVICE AREAS IN THE C-2 ZONED PORTION SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, RECYCLING CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL AND OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO PUBLIC STREETS AND PRIVATE DRIVES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED BETWEEN MULTIFAMILY AND COMMERCIAL DEVELOPMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. SECURED BICYCLE PARKING SHALL BE PROVIDED FOR MULTIFAMILY DEVELOPMENT PER SECTION 1307 OF THE CITY OF PHOENIX ZONING ORDINANCE. IN ADDITION, A MINIMUM OF 18 BICYCLE PARKING SPACES FOR THE R-4 NBCOD ZONED PORTION OF THE SITE AND A MINIMUM OF 13 BICYCLE PARKING SPACES FOR THE R-3 NBCOD ZONED PORTION OF THE SITE SHALL BE PROVIDED FOR GUESTS LOCATED NEAR OFFICES OR DISTRIBUTED THROUGHOUT THE SITE AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. A MINIMUM OF SIX BICYCLE PARKING SPACES FOR THE C-2 NBCOD ZONED PORTION OF THE SITE SHALL BE PROVIDED NEAR ENTRANCES OF BUILDINGS OR DISTRIBUTED THROUGHOUT THE SITE AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. A MINIMUM 10-FOOT-WIDE PUBLIC MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN THE EXISTING MULTI-USE RECREATIONAL TRAIL EASEMENT (MURTE) ALONG THE NORTH SIDE OF SONORAN DESERT DRIVE IN ACCORDANCE WITH SECTION 429 OF THE CITY OF PHOENIX MAG SUPPLEMENTAL DETAIL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. ALL SIDEWALKS ALONG PUBLIC STREETS SHALL BE DETACHED WITH A MINIMUM 10-FOOT-WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND SHALL INCLUDE MINIMUM TWO-INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG BOTH SIDES OF THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
16. A MINIMUM OF 75% OF PEDESTRIAN PATHWAYS AND SIDEWALKS SHALL BE SHADED BY A STRUCTURE, OR A COMBINATION OF THE TWO, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
17. WHERE PEDESTRIAN PATHWAYS CROSS DRIVE AISLES, THE PATHWAY SHALL BE CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL, OTHER THAN THOSE USED TO PAVE PARKING SURFACES AND DRIVE AISLES, AS APPROVED BY THE PLANNING DEVELOPMENT DEPARTMENT.
18. PEDESTRIAN PATHWAYS SHALL BE PROVIDED TO CONNECT BUILDING ENTRANCES, PUBLIC SIDEWALKS, AND COMMUNITY AMENITIES, USING THE MOST DIRECT ROUTE FOR PEDESTRIANS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
19. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR TRAFFIC SIGNAL FUNDING AND/OR ESCROW CONTRIBUTION AS DETERMINED BY THE APPROVED TRAFFIC IMPACT STUDY.
20. THE DEVELOPER SHALL DEDICATE AND CONSTRUCT THE EAST HALF OF 29TH AVENUE, AS REQUIRED BY THE TRAFFIC IMPACT STUDY AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
21. THE DEVELOPER SHALL DEDICATE A MINIMUM 80 FEET OF RIGHT-OF-WAY AND CONSTRUCT A CITY CLASSIFIED "E" SECTION ROADWAY FOR NORTH FOOTHILLS DRIVE CONNECTING TO 29TH AVENUE, OR AS OTHERWISE DETERMINED THROUGH THE APPROVED TRAFFIC IMPACT STUDY. IF CONSTRUCTED, A SHARED-USE PATH SHALL BE PROVIDED ALONG NORTH FOOTHILLS DRIVE IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARD TRAIL DETAIL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
22. THE DEVELOPER SHALL PROVIDE A MINIMUM OF TWO SHADED PEDESTRIAN CONNECTIONS FROM THE DEVELOPMENT SITE TO THE WASH AND ANY DESIGNATED TRAILS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
23. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
24. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGY SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
25. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINE SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
26. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
27. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

SITE DATA:

SCOPE OF WORK

THIS PROJECT WILL CONSIST OF CONSTRUCTION OF A FOUR-STORY HOTEL WITH 114 GUEST ROOMS ON AN APPROXIMATELY ± 2.28 ACRE SITE. THE SITE IS CURRENTLY VACANT, EXCEPT FOR CONCRETE CURB AND SIDEWALKS IN PLACE ON THE SOUTH BORDER OF THE EXISTING SITE WHERE THIS HOTEL IS PROPOSED. HOTEL CONSTRUCTION WILL CONSIST OF A FOUR-STORY WOOD CONSTRUCTION. INCLUDES AN OUTDOOR SWIMMING POOL (DEFERRED SUBMITTAL, DESIGN/BUILD BY G.C) WITH RESTROOM AND POOL EQUIPMENT ENCLOSURE AND FENCING. SEPARATE ZONING VARIANCE APPLICATION SUBMITTED TO REDUCE THE 150' S.B. ADJACENT TO R-3 AND 10' L.S. SETBACK ADJ. TO R-3 & R-4. A SEPARATE P.H.O. MODIFICATION SUBMITTED TO INCREASE HEIGHT RESTRICTION PER ZONING STIPULATION OF 1-STORY / 25' .

BUILDING ADDRESS:	NEC SONORAN DESERT DR & 29TH AVENUE PHOENIX, AZ 85085
PARCEL NUMBER:	204-11-012 (16B)
EXISTING LOT AREA (16B):	
GROSS:	5.45 ACRES (237,647 S.F.)
NET:	4.61 ACRES (201,123 S.F.)
SUBJECT LOT AREA (AFTER LOT SPLIT):	
GROSS:	2.52 ACRES (109,984 S.F.)
NET:	2.28 ACRES (99,315.46 S.F.)
EXISTING ZONING:	C-2
DISTRICT OVERLAY:	NORTH BLACK CANYON OVERLAY DISTRICT
PROPOSED USE:	HOTEL (HYATT STUDIOS) - 114 GUEST ROOMS
CONSTRUCTION TYPE:	V-A (FULLY SPRINKLERED)

MAX. BUILDING HEIGHT (ALLOWED): 25'-0" / 1 STORY (STIPULATION OF REZONE CASE Z-28-21)
BUILDING HEIGHT PROPOSED (UNDER PHO MODIFICATION): 48'-3" (TOP OF ROOF)

BUILDING SETBACK:	
FRONT (SOUTH):	30'-0"
SIDE (EAST):	VARIANCE REQUEST TO 45'-0" FROM 150'-0"
SIDE (WEST):	0'-0"
BACK (NORTH):	45'-0"
LANDSCAPE SETBACK:	
SIDE (ADJ. TO R-3 ZONE):	VARIANCE REQUEST TO 0'-0" FROM 10'-0"
REAR (ADJ. TO R-4 ZONE):	VARIANCE REQUEST TO 0'-0" FROM 10'-0"

BUILDING AREA: HYATT BY HYATT STUDIOS (114 ROOM): (230'x68')
14,092 S.F. (1ST LVL) + 13,949 S.F. (2ND LVL) + 13,949 S.F. (3RD LVL) + 13,949 S.F. (4TH LVL) = 55,939 S.F. (GROSS)

PARKING REQUIRED:	1 SPACE : ROOM =	114 SPACES
	TOTAL SPACES REQUIRED =	114 SPACES
PARKING PROVIDED:	TOTAL SPACES PROVIDED =	119 SPACES
	(INCLUDING: 5 STANDARD ADA SPACES WITH 1 ADA VAN SPACE)	

BICYCLE PARKING:
REQUIRED: 6 SPACES (3 RACKS)
PROVIDED: 6 SPACES (3 RACKS)

PARKING LOT AREA: 43,376 S.F.
PARKING LOT LANDSCAPE REQUIRED: 10% OF PARKING LOT = 4,309 S.F.

CODES INFORMATION:

2024	INTERNATIONAL BUILDING CODE (IBC)
2024	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2024	INTERNATIONAL MECHANICAL CODE (IMC)
2023	NATIONAL ELECTRICAL CODE (NEC)
2024	INTERNATIONAL PLUMBING CODE (IPC)
2018	INTERNATIONAL FIRE CODE (IFC)
2024	INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSC)
2010	ADA STANDARDS FOR ACCEPTABLE DESIGN

* ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODES AND AMENDMENTS ADOPTED BY THE CITY OF PHOENIX.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH MARICOPA COUNTY BRASS CAP, STAMPED T5N, R2E, 1/4 S14, 1/4 S13, RLS 29891, DATED 2001 ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH A FOUND 1/2 INCH REBAR WITH CAP, RLS 21081 ACCEPTED AS THE CENTER OF SAID SECTION BEARS SOUTH 89 DEGREES 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 2639.42 FEET.

THENCE SOUTH 00 DEGREES 22 MINUTES 13 SECONDS EAST, A DISTANCE OF 2579.82 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE NORTH LINE OF THE SOUTH 70.00 FEET OF SAID SOUTHEAST QUARTER:

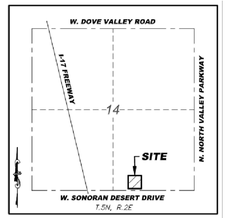
THENCE SOUTH 89 DEGREES 38 MINUTES 30 SECONDS WEST, A DISTANCE OF 659.90 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID NORTH LINE. SOUTH 89 DEGREES 38 MINUTES 30 SECONDS WEST. A DISTANCE OF 304.90 FEET;

THENCE DEPARTING SAID NORTH LINE. NORTH 00 DEGREES 22 MINUTES 05 SECONDS WEST, A DISTANCE OF 324.80 FEET:

THENCE NORTH 89 DEGREES 34 MINUTES 49 SECONDS EAST, A DISTANCE OF 306.33 FEET:

THENCE SOUTH 00 DEGREES 07 MINUTES 02 SECONDS EAST, A DISTANCE OF 325.14 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

CITY OF PHOENIX
DEC 1 2 2025
Planning & Development Department

KIVA: 21-1206
SDEV: 2100148
PAPP: 2505935
QS: 55-22

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consultant: NOT FOR CONSTRUCTION

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SCOTTSDALE, AZ 85258
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This drawing as an instrument of service and is the property of Stewart + Reindersma Architecture, plc. and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.

HYATT STUDIOS - TSMC
114 ROOM : 4-STORY HOTEL
NEC SONORAN DESERT DR. & 29TH AVENUE
PHOENIX, ARIZONA 85085

12/10/25

issued for: ARCHITECTURAL SITE PLAN FOR P.H.O. MODIFICATION

revision no.:	date:

25-027

sheet title: PRELIMINARY ARCHITECTURAL SITE PLAN

sheet no.: AS.2

3/12/2025 25027 - Caliber - Hyatt Studios - TSMC\04 Concept Design\01 HS-TSMC Arch Site Plan AS1 V2.dwg Dec 12, 2025-12:03pm PJohnson

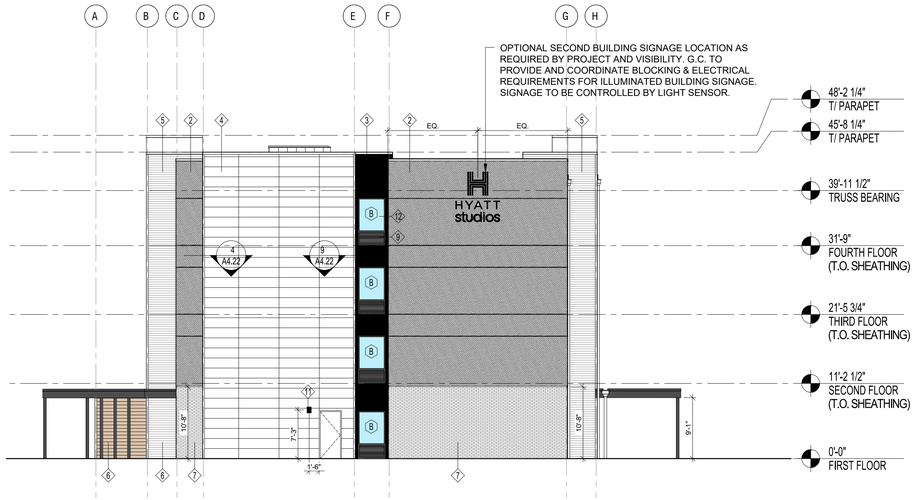
KIVA: 21-1206 / SDEV: 2100148 / PAPP: 2505935 / QS: 55-22

KEYNOTE LEGEND - EXTERIOR ELEVATIONS			
TAG #	MATERIAL	MANUFACTURER	SIZE / COLOR
1	EIFS	STO CORP	TO MATCH BENJAMIN MOORE 1471 SHORELINE COSTA
2	EIFS	STO CORP	TO MATCH BENJAMIN MOORE HC-172 REVERE PEWTER
3	EIFS	STO CORP	COLOR TO MATCH #4 & #5
4	FIBER CEMENT 5/16" SMOOTH 'PANEL-IN-CHANNEL'	JAMES HARDIE PANEL & CHANNEL	18"H x 72"W, COLOR PLUS TECHNOLOGY, AGED PEWTER, WITH PREFINISHED RECESSED METAL TRIM
5	5¼" FIBER CEMENT LAP SIDING - SMOOTH	JAMES HARDIE	4"H EXPOSURE, COLOR PLUS TECHNOLOGY, AGED PEWTER
6	7¼" FIBER CEMENT LAP SIDING - CEDAR MILL	JAMES HARDIE	6"H EXPOSURE, CEDARMILL LAP SIDING w/ PREFINISHED RECESSED METAL CORNER TRIM COLOR PLUS FINISH, STATEMENT COLLECTION, RICH ESPRESSO ALTERNATE OPTIONS: • DREAM COLLECTION, WOODPILE, • STATEMENT COLLECTION, KHAKI BROWN
7	THIN BRICK - MODULAR SIZE	GLEN-GERY	BLACK HILLS VELOUR WITH DARK MORTAR
8	DOWNSPOUT	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
9	PTAC LOUVER	BY G.C.	PREFINISHED TO MATCH WINDOW FRAME
10	ROOF SCUPPER	BY G.C.	PREFINISHED TO MATCH ADJACENT WALL
11	WALL SCONCE	WF1 FIXTURE - REFER TO LIGHT FIXTURE SCHEDULE	
12	METAL WINDOW FRAME	BY G.C.	TO MATCH LACANTINA DOORS, DARK BRONZE ANODIZED

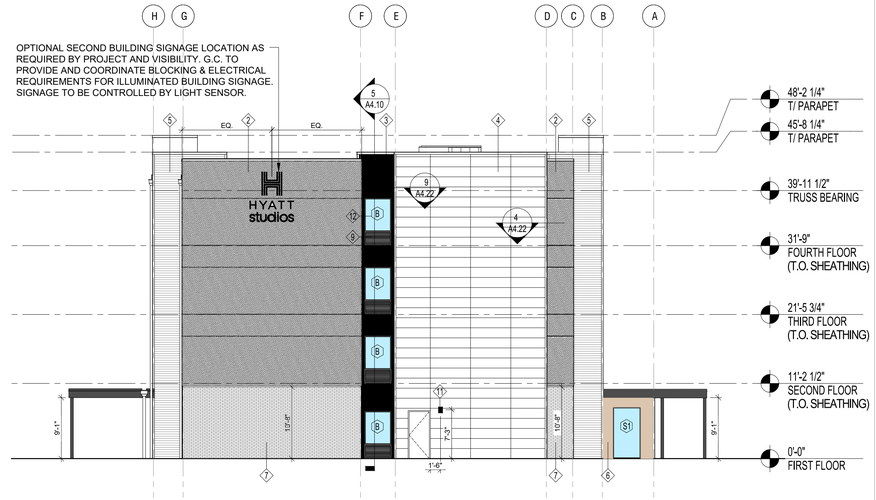
MANUFACTURERS LISTED AS BASIS OF DESIGN FOR PROTOTYPE. SUBMIT EXTERIOR FINISHES FOR BRAND APPROVAL.

GENERAL NOTES

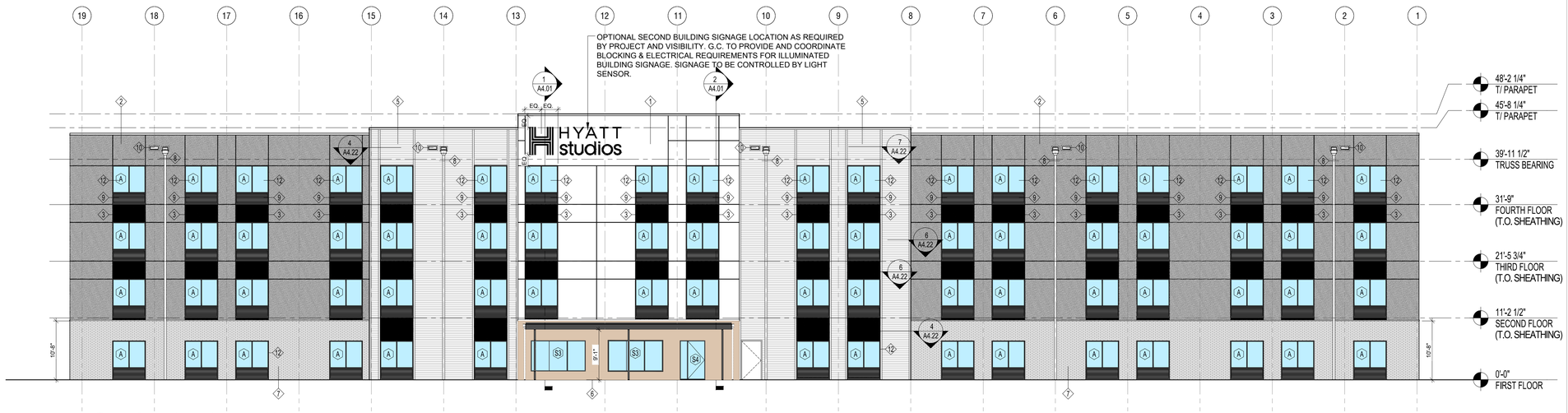
1. GUTTERS, DOWNSPOUTS, DOOR HOODS, HOLLOW METAL STEEL DOORS, FRAMES, EXHAUST DUCTS, HVAC LOUVERS, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO. ROOF COPING COLOR TO MATCH MATERIAL TAG #5. CANOPY STRUCTURE TO MATCH WINDOW FRAME COLOR.
2. GC TO COORDINATE SIGNAGE WITH SELECTED SIGN VENDOR. PROVIDE POWER, BLOCKING, ETC, AS REQUIRED.
3. ANY NON PROTOTYPICAL MATERIAL SUBSTITUTION NEEDS TO BE SENT TO HYATT FOR REVIEW.
4. REFER TO GLOBAL TECHNICAL STANDARDS FOR BUILDING EXTERIOR FINISHES AND CANOPY REQUIREMENTS.



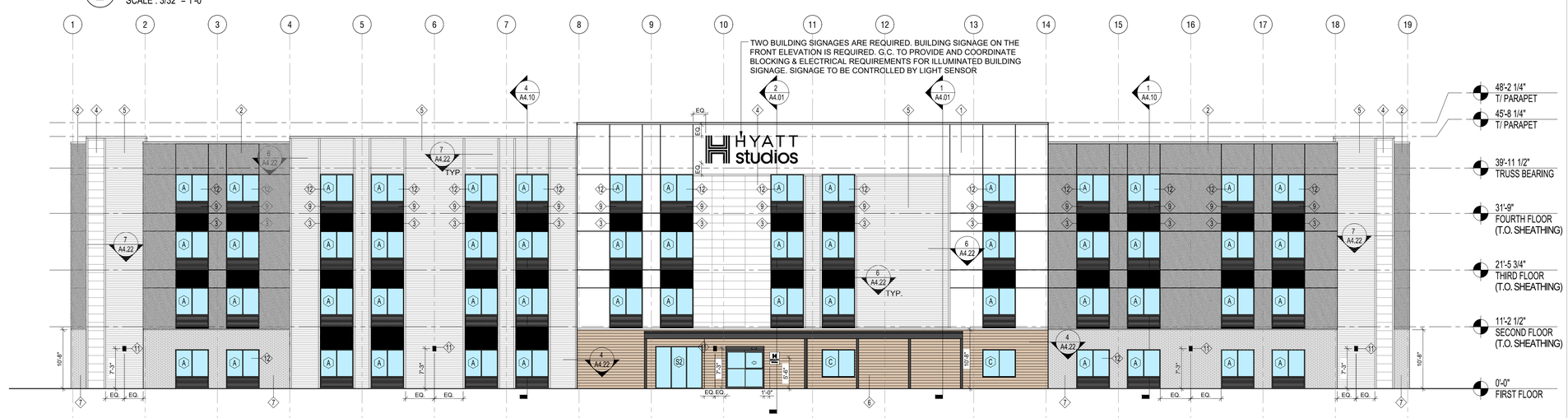
3 EAST ELEVATION
SCALE : 3/32" = 1'-0"



4 WEST ELEVATION
SCALE : 3/32" = 1'-0"



2 NORTH (REAR) ELEVATION
SCALE : 3/32" = 1'-0"



1 SOUTH (FRONT) ELEVATION
SCALE : 3/32" = 1'-0"

CITY OF PHOENIX
DEC 12 2025
Planning & Development Department

HYATT studios

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REVISIONS

DATE
05.17.2024

VOLUME **2.0** ISSUE **1.0**

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.01

CITY OF PHOENIX
DEC 12 2025
Planning & Development Department

CITY OF PHOENIX
DEC 12 2025
Planning & Development Department

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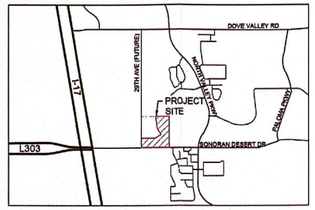
VICINITY MAP



PROJECT DESCRIPTION

THIS DEVELOPMENT PLAN CONSIST OF MULTI-FAMILY HOUSING AS WELL AS A COMMERCIAL SITE WITH FOUR PADS. THE MULTI-FAMILY DEVELMPENT WILL BE CONFIGURED IN A TOWNHOME CONFIGURATION BUT UN-SUBDIVIDED AND WILL BE A RENTAL HOUSING COMMUNITY. THE PROPERTY IS IMMEDIATELY ADJACENT TO THE SONORAN FOOTHILLS PLANNED COMMUNITY ON THE EAST AND A NATURAL DRAINAGEWAY ON THE WEST. THE PRIMARY COMMUNITY ACCESS, WILL BE SHARED WITH A PLANNED COMMERCIAL CENTER AND RECIPROCAL ACCESS EASEMENT, WILL BE FROM SONORAN DESERT DRIVE TO THE LEASING CENTER AND PRIMARY COMMUNITY AMENITIES. SECONDARY ACCESS IS PROVIDED AT THE TERMINUS OF NORTH FOOTHILLS DRIVE AND EGRESS, WITH EMERGENCY ACCESS IS PROVIDED ALONG THE EASTERN AREA OF SONORAN DESERT DRIVE. THIS WILL BE A PRIVATE GATED COMMUNITY. THE COMMERCIAL SITE HAS THREE PADS THAT ARE PROPOSED AS A RESTAURANT WITH A DRIVE THROUGH USE. ANOTHER PAD IS AN UNSPECIFIED COMMERCIAL USE. ACCESS TO THE COMMERCIAL SITE IS PROVIDED ALONG 29TH AVENUE AND SONORAN DESERT DRIVE. THE EASTERNMOST ACCESS WILL BE SHARED WITH THE MULTI-FAMILY TOWNHOME RENTALS. SECONDARY ACCESS IS PROVIDED IN THE CENTER OF THE COMMERCIAL SITE ALONG SONORAN DESERT DRIVE AND ANOTHER ACCESS PONT WILL BE LOCATED AT THE NORTH PORTION OF THE SITE ALONG 29TH AVENUE. OPEN SPACE AND RETENTION WILL BE LOCATED AND THE SOUTHWESTERN PORTION OF THE SITE.

16A TOWNHOUSE RENTALS

GROSS AREA:18.06 AC
NET AREA: 17.00 AC
EXISTING ZONING: PCD (C-2/CP/M-R)
PROPOSED ZONING: R-3
NUMBER OF UNITS: 259
- 1 BEDROOM: 128
- 2 BEDROOM: 77
- 3 BEDROOM: 54

BUILDING HEIGHT: 3 STORIES/36 FEET
DENSITY: 14.34 DU/AC (GROSS)
PARKING REQUIRED: 416 SPACES
PARKING PROVIDED: 497 SPACES
- GARAGE PARKING: 390
- (1 CARPORT SPACE PER 1BR UNIT, 2 GARAGE SPACES PER 2BR OR 3BR UNIT)
- SURFACE PARKING: 107

PARKING RATIO: 1.92 SPACES/UNIT
TRASH RECEPTACLES REQUIRED: 16 TRASH RECEPTACLES (8 DOUBLE BINS)
TRASH RECEPTACLES PROVIDED: 16 TRASH RECEPTACLES (8 DOUBLE BINS)
COMMON AREA REQUIRED: 5% OF GROSS
COMMON AREA PROVIDED: 7.46% OF GROSS

16B COMMERCIAL SITE

GROSS AREA: 6.01 AC
NET AREA: 4.93 AC
EXISTING ZONING: PCD (C-2/CP/M-R)
PROPOSED ZONING: C-2
BUILDING HEIGHT: 1 STORIES/25 FEET
TOTAL BUILDING AREA: 24,200 SF
LOT COVERAGE: 12.6%

PARKING REQUIRED: 211 SPACES
1. RETAIL ESTABLISHMENTS NOT SPECIFIED: 1 SPACE PER 300 SF FLOOR AREA
2. RESTAURANT: 1 SPACE PER 50 SF EXCLUSIVE OF KITCHEN, REST ROOM, STORAGE, ETC.

PARKING PROVIDED: 212 SPACES
(INCLUDING 10 ADA SPACES)
PARKING RATIO: 8.8 SPACES/1000 SF

LEGEND

- 16A PROPERTY BOUNDARY
- 16B PROPERTY BOUNDARY
- SETBACKS
- FENCE
- WASH LIMIT OF DEVELOPMENT
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- MULTI-USE TRAIL EASEMENT (MUTE)
- EXISTING DRAINAGE EASEMENT
- TRASH RECEPTACLES
- EMERGENCY TURNING RADIUS (35/45/55)
- DECORATIVE PAVING
- PROPOSED FIRE HYDRANT

NORTH
0 30 60 120
SCALE 1" = 60'

CITY OF PHOENIX
SEP 2 3 2021
Planning & Development Department

NORRIS DESIGN
Planning | Landscape Architecture | Branding
901 East Madison Street
Phoenix, AZ 85034
P 602.254.9600
www.norris-design.com

NEC 29TH & SONORAN DESERT
PARCEL 16A & 16B SITE PLAN
PHOENIX, AZ

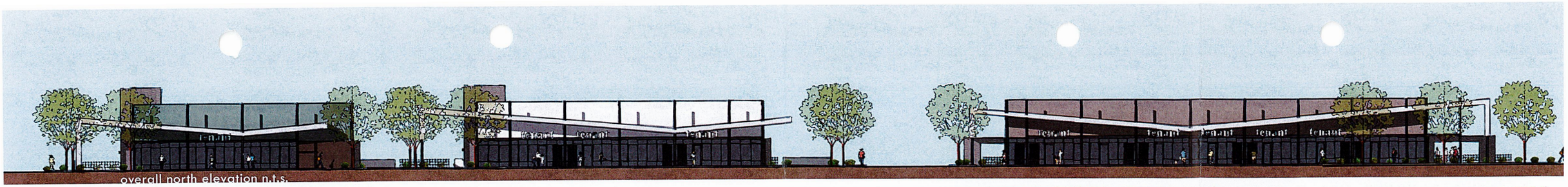
OWNER:
BRITMET VENTURES
2701 E CAMELBACK
RD. STE 168
PHOENIX, AZ 85016

NOT FOR CONSTRUCTION

DATE:
9/10/2021 REZONING
9/22/2021 REVISED

SHEET TITLE:
SP-1

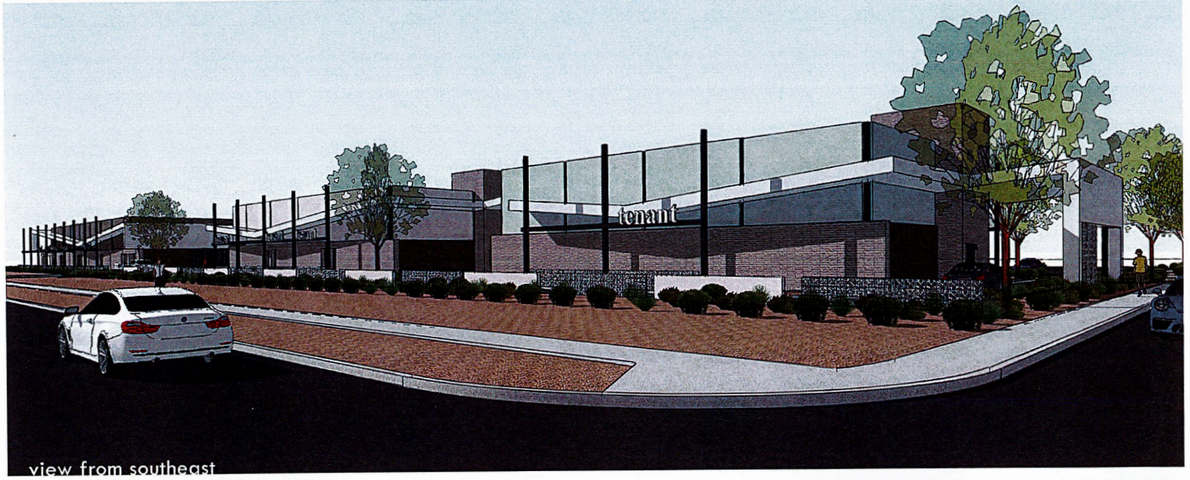
CHECKED BY: AB
DRAWN BY: RS



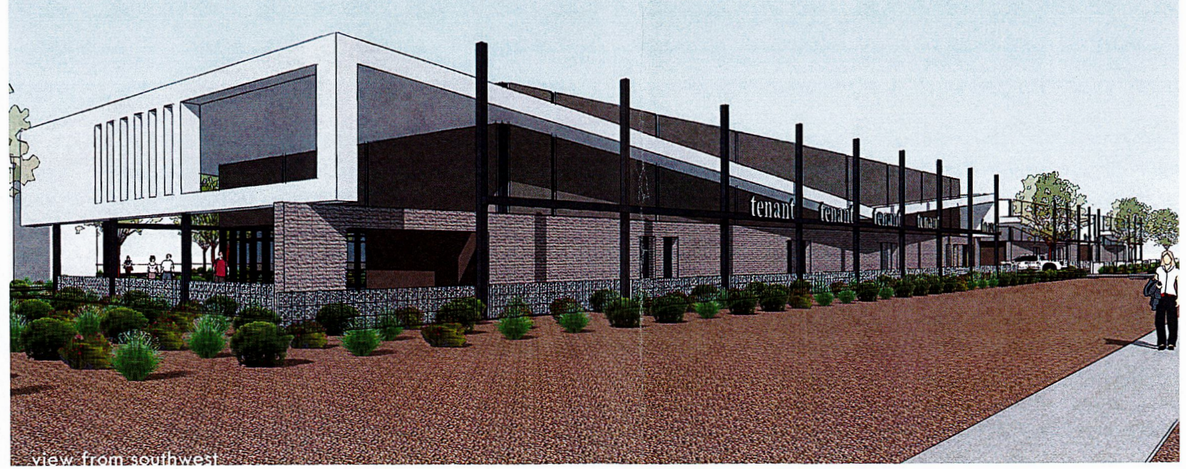
overall north elevation n.t.s.

view from northeast

view from northwest

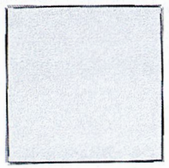


view from southeast



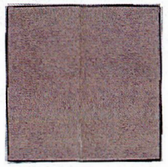
view from southwest

CMU 4x8x16
Stacked Bond Split Face
Echelon Pebble Beach

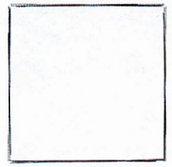


Stucco
Alabaster

Architectural Steel
and Stucco
Enduring Bronze

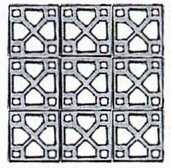


Stucco
Adaptive Shade



Stucco
Nuance

Stucco
Copen Blue



Concrete Breeze Block

All Paint Colors Sherwin-Williams

suite six architecture + planning 675-9.17.2021

NEC 29th Avenue and Sonoran Desert Drive
Phoenix, Arizona

CITY OF PHOENIX
SEP 20 2021
Planning & Development Department

CAPITAL ASSET MANAGEMENT

BLUEPRINT

PHO-1-25--Z-28-21-2

Stipulated Elevations

Hearing Date: February 18, 2025

recommendation with a technical correction, by a vote of 14-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the North Mountain Village Planning Committee recommendation with an additional stipulation, by a vote of 7-0.

Location
Southeast corner of 33rd Avenue and Peoria Avenue.
Council District: 1
Parcel Address: 3225, 3233, 3255, and 3255 W. Peoria Ave.

This item was adopted.

77 **Amend City Code - Ordinance Adoption - Rezoning Application Z-28-21-2 - Northeast Corner of the 29th Avenue Alignment and Sonoran Desert Drive (Ordinance G-6925)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-28-21-2 and rezone the site from PCD NBCOD, approved C-2 or CP M-R PCD NBCOD (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial or Commerce Park District, Mid-Rise, Planned Community District, North Black Canyon Overlay District) to R-3 NBCOD (Multifamily Residential District, North Black Canyon Overlay District), R-4 NBCOD (Multifamily Residential District, North Black Canyon Overlay), and C-2 NBCOD (Intermediate Commercial District, North Black Canyon Overlay District) to remove the PCD designation and allow multifamily residential and commercial uses.

Summary
Current Zoning: PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
Proposed Zoning: R-3 NBCOD (17.84 acres), R-4 NBCOD (16.21 acres), C-2 NBCOD (5.99 acres)
Acreage: 40.04 acres
Proposed Use: Removal of PCD zoning and allow multifamily residential and commercial uses.

Owner: Peter Burch, Britmet Ventures
Applicant: Dan Duffus, Blueprint Capital

Representative: Alan Beaudoin, Norris Design

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Gateway Village Planning Committee heard this case on Oct. 14, 2021 and recommended approval, per the staff recommendation, by a vote of 4-0.
PC Action: The Planning Commission heard this case on Nov. 4, 2021 and recommended approval, per the North Gateway Village Planning Committee recommendation with an additional stipulation, by a vote of 7-0.

Location
Northeast corner of the 29th Avenue alignment and Sonoran Desert Drive.
Council District: 2
Parcel Address: 31402 N. 27th Ave.

This item was adopted.

78 **Amend City Code - Ordinance Adoption - Rezoning Application Z-33-21-4 - Northeast corner of 1st Avenue and Holly Street (Ordinance G-6921)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-33-21-4 and rezone the site from P-2 TOD-1 (Parking, Interim Transit-Oriented Zoning Overlay District One) to WU Code T4:2 MT (Walkable Urban Code, Transect 4:2 District, Transit Midtown Character Area) to allow single-family attached development.

Summary
Current Zoning: P-2 TOD-1
Proposed Zoning: WU Code T4:2 MT
Acreage: 0.71 acres
Proposed Use: Single-Family attached

Applicant: Holly 6, LLC
Owner: City of Phoenix
Representative: Studio MA, Inc

REPORT OF PLANNING COMMISSION ACTION
November 4, 2021

ITEM NO: 16	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-28-21-2
Location:	Northeast corner of the 29th Avenue alignment and Sonoran Desert Drive
From:	PCD NBCOD (Approved C-2 or C-P M-R PCD NBCOD)
To:	R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD
Acreage:	40.04
Proposal:	Planned Community District removal, and multifamily residential and commercial uses.
Applicant:	Dan Duffus, Blueprint Capital
Owner:	Peter Burch, Britmet Ventures
Representative:	Alan Beaudoin, Norris Design

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
North Gateway 10/14/2021 Approval, per the staff recommendation. Vote: 4-0.

Planning Commission Recommendation: Approval, per the North Gateway Village Planning Committee recommendation, with an additional stipulation

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-28-21-2, per the North Gateway Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Howard
Second: Gaynor
Vote: 7-0
Absent: Gorraiz and McCabe
Opposition Present: No

Findings:

1. The development is consistent with the Phoenix General Plan Land Use Map designation of Mixed Use (Commercial/Commerce – Business Park).

2. The R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD zoning districts will allow development that is consistent in scale and character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.

3. The proposal will allow for additional employment and housing opportunities in the North Gateway Village Core.

Stipulations:

1. A minimum of 7 percent of the gross site area of the R-3 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

2. A minimum of 20 percent of the gross site area of the R-4 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

3. The R-3 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 36 feet.

4. The R-4 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 40 feet.

5. The C-2 NBCOD zoned portion of the site shall be limited to a maximum height of one story and 25 feet.

6. All building façades shall contain architectural embellishments and detailing such as, but not limited to, textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and canopies, as approved by the Planning and Development Department.

7. All building and wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

8. Parking areas in the C-2 zoned portion of the site shall be at least 30 feet from property lines adjacent to Sonoran Desert Drive and 29th Avenue or behind a commercial building, as approved by the Planning and Development Department.

9. If drive-through restaurants are developed, pick-up windows shall be architecturally integrated in proportion, color, material, and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

10. All service areas in the C-2 zoned portion shall be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers, and other mechanical and or electrical equipment from eye level adjacent to public streets and private drives, as approved by the Planning and Development Department.

11. Pedestrian connectivity shall be provided between multifamily and commercial developments, as approved by the Planning and Development Department.

12. Secured bicycle parking shall be provided for multifamily development per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 18 bicycle parking spaces for the R-4 NBCOD zoned portion of the site and a minimum of 13 bicycle parking spaces for the R-3 NBCOD zoned portion of the site shall be provided for guests located near the offices or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

13. A minimum of six bicycle parking spaces for the C-2 NBCOD zoned portion of the site shall be provided near entrances of buildings or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

14. A minimum 10-foot-wide public multi-use trail (MUT) shall be constructed within the existing multi-use recreational trail easement (MURTE) along the north side of Sonoran Desert Drive in accordance with Section 429 of the City of Phoenix MAG Supplemental detail, as approved by the Planning and Development Department.

15. All sidewalks along public streets shall be detached with a minimum 10-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

16. A minimum of 75% of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping, or a combination of the two, as approved by the Planning and Development Department.

17. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.

18. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.

19. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.

20. The developer shall dedicate and construct the east half of 29th Avenue, as required by the Traffic Impact Study and as approved by the Street Transportation Department.

21. The developer shall dedicate a minimum 80 feet of right-of-way and construct a City classified "E" section roadway for North Foothills Drive connecting to 29th Avenue, or as otherwise determined through the approved Traffic Impact Study. If constructed, a Shared-Use Path shall be provided along North Foothills Drive in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.

22. The developer shall provide a minimum of two shaded pedestrian connections from the development site to the wash and any designated trails, as approved by the Planning and Development Department.

23. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

24. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

25. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

27. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.**

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.

16.

Application #:	**Z-28-21-2**
From:	PCD NBCOD (Approved C-2 or C-P M-R PCD NBCOD)
To:	R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD
Acreage:	40.04
Location:	Northeast corner of the 29th Avenue alignment and Sonoran Desert Drive
Proposal:	Planned Community District removal, and multifamily residential and commercial uses
Applicant:	Dan Duffus, Blueprint Capital
Owner:	Peter Burch, Britmet Ventures
Representative:	Alan Beaudoin, Norris Design

Ms. Racelle Escolar stated that Item No. 16 is Z-28-21-2, a request to rezone 40.04 acres located at the northeast corner of the 29th Avenue alignment and Sonoran Desert Drive from PCD (Planned Community District) in the North Black Canyon Overlay District, with approved zoning for C-2 (Intermediate Commercial District) or Commerce Park, Midrise Overlay, PCD in the North Black Canyon Overlay District). The requested zoning is to R-3 and R-4 (Multifamily Residence Districts), and C-2 in the North Black Canyon Overlay District to allow removal of the Planned Community District zoning and allow multifamily residential and commercial uses.

The North Gateway Village Planning Committee recommended approval, per the staff recommendation by a 4 to 0 vote.

Staff recommends approval, per the North Gateway Village Planning Committee recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Chairwoman Shank stated that there were no registered speakers in opposition.

Vice-Chairman Howard made a MOTION to approve Z-28-21-2, per the North Gateway Village Planning Committee recommendation, with the additional stipulation as read into the record.

Commissioner Gaynor SECONDED.

Commissioner Busching stated that this property is adjacent to a property they voted on in the same area last month. As everyone knows, she is very

interested in making sure that there are pedestrian walkways and trails. She stated that she was pleased to report that the applicant's Counsel provided her with an entire trail exhibit they put together that they intend to adopt, both for the previous project, and for these three projects that are all together. The three residential projects will all connect to the retail, as well as to the 10th Street wash. She is very pleased that they took her suggestion and have produced a trail exhibit which they are very happy with; she is too.

Commissioner Perez seconded what Commissioner Busching said. She has asked the same question. They also responded to her when she asked about Electric Vehicle (EV) charging stations. They plan to have EV charging stations in the commercial area as well as for the townhomes. There should be plentiful areas for people, which she stated is important.

There being no further discussion, Chairwoman Shank called for a vote and the MOTION Passed 7-0 (Gorraiz, McCabe absent).

Stipulations:

1. A minimum of 7 percent of the gross site area of the R-3 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

2. A minimum of 20 percent of the gross site area of the R-4 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.

3. The R-3 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 36 feet.

4. The R-4 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 40 feet.

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8. Parking areas in the C-2 zoned portion of the site shall be at least 30 feet from property lines adjacent to Sonoran Desert Drive and 29th Avenue or behind a commercial building, as approved by the Planning and Development Department.

9. If drive-through restaurants are developed, pick-up windows shall be architecturally integrated in proportion, color, material, and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.

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***

rezoning cases requesting WU Code would be evaluated on a case by case basis.

Neal Haddad, stated that WU Code could not be applied without specificity and would not work in a piecemeal fashion. He stated that applicants could utilize the Planned Unit Development (PUD) option if they wanted to use WU Code standards outside of the current WU Code boundaries.

Joshua Bednarek stated that the Z-TA-3-19 would also prevent the need for future text amendment if the City's transit-oriented areas were expanded.

Committee member Julie Read stated that she appreciated hearing the current conversation regarding the proposed text amendment, but felt it would be better to reconsider the item when it had been reworked and addressed community concerns.

MOTION: Committee member Michelle Ricart made a motion to deny Z-TA-3-19. The motion was seconded by **Committee member Julie Read.**

VOTE: 4-0 with Committee members Simon, Read, Ricart, and Tucker in favor.

5. **Z-28-21-2:** Presentation, discussion, and possible recommendation regarding a request to rezone 40.04 acres located at the northeast corner of the 29th Avenue alignment and Sonoran Desert Drive **from** PCD NBCOD (Planned Community District, North Black Canyon Overlay District), approved C-2 or C-P M-R PCD NBCOD (Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District) **to** R-3 NBCOD (Multifamily Residential, North Black Canyon Overlay District), R-4 NBCOD (Multifamily Residential, North Black Canyon Overlay District), and C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District) to remove the PCD designation and allow multifamily residential and commercial uses.

Julianna Pierre provided information regarding the location of the site, surrounding zoning, and general plan land use designation. She stated that the proposal is to rezone the site from PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) to R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD to remove the PCD zoning designation and allow multifamily residential and commercial uses. She explained that the R-3 NBCOD portion of the site would have 259 townhomes rental units with various open space and amenity areas dispersed throughout. She stated that a 360 units multifamily project was proposed for the R-4 NBCOD portion of the site. She stated that the C-2 NBCOD portion of the site proposed four commercial buildings, three points of access, and parking interior to the site. She added that staff is not recommending general conformance to the site plan due to a conflicting stipulation from the Street Transportation Department regarding North Foothills Drive.

Julianna Pierre stated that the applicant did submit conceptual renderings for the site. She explained that the conceptual residential renderings depicted balconies, patios, offsets, recesses, textural changes, and various window sizes. She explained that the conceptual commercial renderings were mid-century modern in style and depicted variations in roof height, textural changes, recesses, and awnings. She added that there is no general conformance stipulation regarding the renderings because City does not stipulate to renderings.

Julianna Pierre reviewed the staff findings and stipulations. She added that staff recommended approval, subject to stipulations. She also noted that one item was received from the public and the letter expressed concerns regarding traffic and public safety.

Wendy Riddell, representative with Berry Riddell, discussed the site context, stating that rezoning out of the now defunct North Gateway PCD would allow for multifamily residential development. She added that this type of development is essential in the Village Core considering the establishment of the Taiwan Semiconductor Manufacturing Company (TSMC).

Wendy Riddell stated that site would be rezoned two three distinct districts, R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD. She stated that garden style, luxury, market rate multifamily apartments were proposed for the R-4 NBCOD portion of the site. The R-3 NBCOD portion would be developed with townhome rentals and have connectivity to the C-2 NBCOD zoned portion. She stated that one of the proposed tenants for the C-2 NBCOD is Caffe Vita, a coffee shop based out of Seattle. She stated that the developer and applicant are in contact with the local school district and are working to secure a new school site within the Village.

Committee member Steve Tucker asked if North Foothills Drive was proposed to terminate as a round-a-bout. He stated that per the Street Transportation recommendation regarding this street, if a Class E street is necessary it would require a complete rework of the site. **Wendy Riddell** stated that was correct, but the ongoing Traffic Impact Study for the area indicated that the Class E street would not be necessary.

Vice Chair Shannon Simon asked if this item will come back to the VPC. **Wendy Riddell** stated that the VPC could ask that the item return, but felt it was not necessary considering the more specific stipulations regarding open space, height, and architectural detail that were recommended by Staff.

Committee member Michelle Ricart asked for clarification regarding amenities. **Wendy Riddell** stated that the developer will provide an amenity package that will include at least a spa, pool, and/or gym. **Committee member Michelle**

Ricart asked for additional detail about the developer. **Wendy Riddell** stated that the developer is based out of Seattle and would be master planning all three portions of the site. **Committee member Michelle Ricart** asked if there was any update on the Legacy hockey arena and hotel. **Wendy Riddell** stated that she spoke with Chris Mackey, Director in the Community and Economic Development Department, and there are two buyers who want to continue developing the site as a recreational facility and hotel.

Committee member Julie Read stated that she was grateful the developer was working with the school district and providing amenities for families and young children.

MOTION: Committee member Julie Read made a motion to approve Z-28-21 per staff recommendation. The motion was seconded by **Committee member Michelle Ricart**.

VOTE: 4-0 with Committee members Simon, Read, Ricart, and Tucker in favor.

6. Discussion and possible recommendation regarding the 2022 meeting schedule for the North Gateway Village Planning Committee.

The Committee members agreed that they did not see any changes that needed to be made to the 2022 meeting schedule.

MOTION: Committee member Michelle Ricart made a motion to approve the 2022 meeting schedule as presented. The motion was seconded by **Committee member Julie Read**.

7. Public comments concerning items not on the agenda.

None.

8. Staff update on cases recently reviewed by the Committee.

Julianna Pierre provided the following update:

- Z-30-21-2: The case was heard by City Council on October 6, 2021 and approved.

9. Committee member announcements, requests for information, follow up, or future agenda items.

Committee member Julie Read stated the Arizona Department of Transportation will be having a meeting about the Loop 303 and 51st and 43rd Avenues traffic interchanges.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-28-21-2

Date of VPC Meeting	October 14, 2021
Request From	PCD NBCOD (Planned Community District, North Black Canyon Overlay District), approved C-2 or C-P M-R PCD NBCOD (Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District)
Request To	R-3 NBCOD (Multifamily Residential, North Black Canyon Overlay District), R-4 NBCOD (Multifamily Residential, North Black Canyon Overlay District), and C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District)
Proposed Use	PCD removal to allow multifamily residential and commercial uses
Location	Northeast corner of the 29th Avenue alignment and Sonoran Desert Drive
VPC Recommendation	Approval, per staff recommendation
VPC Vote	4-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Julianna Pierre provided information regarding the location of the site, surrounding zoning, and general plan land use designation. She stated that the proposal is to rezone the site from PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) to R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD to remove the PCD zoning designation and allow multifamily residential and commercial uses. She explained that the R-3 NBCOD portion of the site would have 259 townhomes rental units with various open space and amenity areas dispersed throughout. She stated that a 360 units multifamily project was proposed for the R-4 NBCOD portion of the site. She stated that the C-2 NBCOD portion of the site proposed four commercial buildings, three points of access, and parking interior to the site. She added that staff is not recommending general conformance to the site plan due to a conflicting stipulation from the Street Transportation Department regarding North Foothills Drive.

Julianna Pierre stated that the applicant did submit conceptual renderings for the site. She explained that the conceptual residential renderings depicted balconies, patios, offsets, recesses, textural changes, and various window sizes. She explained that the conceptual commercial renderings were mid-century modern in style and depicted variations in roof height, textural changes, recesses, and awnings. She added that there is no general conformance stipulation regarding the renderings because City does not stipulate to renderings.

Julianna Pierre reviewed the staff findings and stipulations. She added that staff recommended approval, subject to stipulations. She also noted that one item was received from the public and the letter expressed concerns regarding traffic and public safety.

Wendy Riddell, representative with Berry Riddell, discussed the site context, stating that rezoning out of the now defunct North Gateway PCD would allow for multifamily residential development. She added that this type of development is essential in the Village Core considering the establishment of the Taiwan Semiconductor Manufacturing Company (TSMC).

Wendy Riddell stated that site would be rezoned two three distinct districts, R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD. She stated that garden style, luxury, market rate multifamily apartments were proposed for the R-4 NBCOD portion of the site. The R-3 NBCOD portion would be developed with townhome rentals and have connectivity to the C-2 NBCOD zoned portion. She stated that one of the proposed tenants for the C-2 NBCOD is Caffe Vita, a coffee shop based out of Seattle. She stated that the developer and applicant are in contact with the local school district and are working to secure a new school site within the Village.

Committee member Steve Tucker asked if North Foothills Drive was proposed to terminate as a round-a-bout. He stated that per the Street Transportation recommendation regarding this street, if a Class E street is necessary it would require a complete rework of the site. **Wendy Riddell** stated that was correct, but the ongoing Traffic Impact Study for the area indicated that the Class E street would not be necessary.

Vice Chair Shannon Simon asked if this item will come back to the VPC. **Wendy Riddell** stated that the VPC could ask that the item return, but felt it was not necessary considering the more specific stipulations regarding open space, height, and architectural detail that were recommended by Staff.

Committee member Michelle Ricart asked for clarification regarding amenities. **Wendy Riddell** stated that the developer will provide an amenity package that will include at least a spa, pool, and/or gym. **Committee member Michelle Ricart** asked for additional detail about the developer. **Wendy Riddell** stated that the developer is based out of Seattle and would be master planning all three portions of the site. **Committee member Michelle Ricart** asked if there was any update on the Legacy hockey arena and hotel. **Wendy Riddell** stated that she spoke with Chris Mackey, Director in the Community and Economic Development Department, and there are two buyers who want to continue developing the site as a recreational facility and hotel.

Committee member Julie Read stated that she was grateful the developer was working with the school district and providing amenities for families and young children.

MOTION: **Committee member Julie Read** made a motion to approve Z-28-21 per staff recommendation. The motion was seconded by **Committee member Michelle Ricart.**

VOTE: 4-0 with Committee members Simon, Read, Ricart, and Tucker in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.